

SHEET 1 OF 2
NUMBER OF PARCELS: 1
ACREAGE: 0.413 ACRES GROSS
0.372 ACRES NET
DATE OF SURVEY: JANUARY 2007
BEING ALL OF TENTATIVE
TRACT NO. 17112

TRACT NO. 17112
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THE WESTERLY 60 FEET OF THE EASTERLY 450 FEET
OF LOT 505 OF NEWPORT MESA TRACT, AS PER MAP FILED IN BOOK 5, PAGE 1
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
JANUARY 2007

ACCEPTED AND FILED AT
THE REQUEST OF

DATE _____
TIME _____ FEE \$ _____
INSTRUMENT # _____
BOOK _____ PAGE _____
TOM DALY
COUNTY CLERK-RECORDER
BY _____
DEPUTY

OWNERSHIP CERTIFICATE:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE
LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION
OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES THOSE PORTIONS OF PARK
DRIVE AS SHOWN ON SAID MAP.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF COSTA MESA ALL VEHICULAR
AND PEDESTRIAN ACCESS RIGHTS TO EIGHTEENTH STREET AND PARK DRIVE EXCEPT AT
LOCATIONS APPROVED BY THE PLANNING COMMISSION.

OWNER:
BARRY SAWWITZ PROPERTIES TWO L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____
BARRY SAWWITZ
MANAGING PARTNER

KINECTA FEDERLA CREDIT UNION, A FEDERAL CREDIT UNION, BENEFICIARY UNDER A DEED
OF TRUST RECORDED JANUARY 31, 2007 AS INSTRUMENT NO. 2007000711048 OF OFFICIAL RECORDS.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE.

MY COMMISSION EXPIRES _____.

(NAME PRINTED)

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (O)(3)(B) OF THE SUBDIVISION MAP ACT,
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:
1. F.S. MCCLAIN AND LILLIE M. MCCLAIN, HIS WIFE, HOLDERS OF AN EASEMENT FOR PIPE LINES
RESERVED IN THE GRANT DEED RECORDED AUGUST 4, 1924 IN BOOK 536, PAGE 80 OF DEEDS.
(SAID EASEMENT IN NOT PLOTTABLE PER RECORD DOCUMENT).

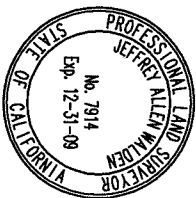
PURSUANT TO THE PROVISIONS OF SECTION 66436 (O)(3)(A)(-viii) OF THE SUBDIVISION MAP ACT,
THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. CITY OF COSTA MESA HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES RECORDED
DECEMBER 18, 1978 IN BOOK 12967, PAGE 483 OF OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC
UTILITY PURPOSES RECORDED FEBRUARY 8, 1989 AS INSTRUMENT NO. 89-088367 OF
OFFICIAL RECORDS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF BARRY SAWWITZ IN SEPTEMBER 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF
THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH
POSITIONS WITHIN 365 DAYS FOR RECORRATION; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE
CONDITIONALLY APPROVED TENTATIVE MAP.

JEFFREY A. WALDEN
P.L.S. 7914
EXPIRATION DATE: 12-31-09



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN
CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED
BY THE CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

AND PURSUANT TO THE PROVISIONS OF SECTION 66491(O) OF THE SUBDIVISION MAP ACT, I HEREBY
WAIVE THE PRELIMINARY SOILS REPORT REQUIREMENT FOR THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 200__.

ERNESTO MUNOZ
R.C.E. 47643
EXPIRATION DATE: 12-31-09
CITY ENGINEER
OF THE CITY OF COSTA MESA

COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING
PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED
SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 200__.

RAYMOND L. MATHE, COUNTY SURVEYOR
L.S. 6185, EXPIRATION DATE: 3-31-10

CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF COSTA MESA } SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE
CITY OF COSTA MESA AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____,
200__; AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE
SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC:

1. THE DEDICATION OF PARK DRIVE FOR PUBLIC STREET PURPOSES.
2. THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO EIGHTEENTH STREET AND PARK DRIVE
AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(O)(3)(A)
OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF
THE CITY OF COSTA MESA.

DATED THIS _____ DAY OF _____, 200__.

JULIE FOLCIK
CITY CLERK OF THE CITY COUNCIL
OF THE CITY OF COSTA MESA

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST
THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL
OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL
ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION
MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE PAYMENT OF TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 200__.

CHRIS W. STREET
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY TREASURER-TAX COLLECTOR

SHEET 2 OF 2
NUMBER OF PARCELS: 1
ACREAGE: 0.413 ACRES GROSS
0.372 ACRES NET
DATE OF SURVEY: JANUARY 2007
BEING ALL OF TENTATIVE
TRACT NO. 17112

TRACT NO. 17112

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

WALDEN & ASSOCIATES
JEFFREY A. WALDEN, P.L.S. 7914
JANUARY 2007

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6233 AND STATION GPS NO. 6257, BEING NORTH 26°54'08" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 MAP, (1991.35 EPOCH OCS GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99996905.

EASEMENT NOTES:

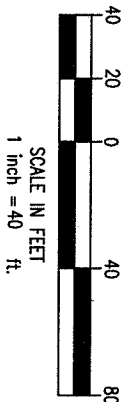
- (A) INDICATES AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 18, 1978 IN BOOK 12967, PAGE 483 OF OFFICIAL RECORDS.
- (B) INDICATES AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 8, 1989 AS INSTRUMENT ON. 89-0638367 OF OFFICIAL RECORDS.
- (C) INDICATES ACCESS RIGHTS RELEASED AND RELINQUISHED TO THE CITY OF COSTA MESA PER THIS MAP.
- (D) INDICATES AREA FOR STREET PURPOSES DEDICATED TO THE CITY OF COSTA MESA PER THIS MAP.

SURVEY NOTES:

- () INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 11326, M.M. 505/45-46.
- [] INDICATES RECORD AND CALCULATED DATA PER PARCEL MAP BOOK 110/36.
- < > INDICATES RECORD DATA PER MAP OF NEWPORT MESA TRACT, M.M. 5/1.
- { } INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 3102, M.M. 120/3-4.

GPS STA. 6257
N=217921.3617
E=6049762.402

GPS STA. 6233
N=2181846.161
E=6051098.095



- ## MONUMENT NOTES:
- INDICATES A FOUND MONUMENT AS NOTED BELOW.
 - [1] FOUND PUNCHED 2" BRASS DISK, IN WELL MONUMENT PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2005-15038, DOWN 1.5'. ALSO GPS STA. 6233, LOCATED AT CENTERLINE INTERSECTION OF 19TH STREET AND POMONA AVE. PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
 - [2] FOUND PUNCH MARK ON MANHOLE WITH (4) 3" TANGENT OVER TIES PER COUNTY OF ORANGE CORNER RECORD DOCUMENT NO. 2005-0542B. ALSO GPS STA. 6257, LOCATED AT CENTERLINE INTERSECTION OF 17TH STREET AND PLACENTIA AVE. PER RECORDS ON FILE IN THE ORANGE COUNTY SURVEYOR'S OFFICE.
 - [3] FOUND ORANGE COUNTY WELL MONUMENT WITH ALUM. CAP SET IN CONCRETE PER TRACT NO. 11326, M.M. 505/45-46.
 - [4] FOUND (4) 2.00" TANGENT-OVER TIES OF C-NAIL AND TAG STAMPED "PLS 7914" AND (4) TIES OF LEAD AND TAG STAMPED "PLS 7914" SET PER PARCEL MAP NO. 2006-240, P.M.B. 110/36.
 - [5] FOUND SPIKE & WASHER STAMPED "RCE 28466" NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF POMONA AVE. AND PARK DR. PER TRACT NO. 11326, M.M. 505/45-56, ESTABLISHED BY INTERSECTION AS SWLY CORNER LOT 505, M.M. 5/1.
 - [6] FOUND PK NAIL, NO REFERENCE. ACCEPTED AS CENTERLINE INTERSECTION OF POMONA AVE. AND SHALIMAR DR. PER TRACT NO. 3102, M.M. 120/3-4, ESTABLISHED BY DISTANCE, HELD FOR LINE.
 - [7] POINT FALLS ON MANHOLE, ESTABLISHED BY CITY OF COSTA MESA TIE BOOK 16, PAGE 73, TIE NO. 518.
 - [8] POINT FALLS ON MANHOLE, ESTABLISHED BY CITY COSTA MESA TIE BOOK 16, PAGE 73, TIE NO. 519.
 - [9] FOUND 2" IRON PIPE WITH TAG STAMPED "RCE XX240", ILLEGIBLE. ACCEPTED AS SE CORNER LOT 505 OF NEWPORT MESA TRACT M.M. 5/1, PER TRACT NO. 11326, M.M. 505/45-46, HELD FOR LINE.
 - [10] FOUND SPIKE & WASHER TAGGED "RCE 28466" FITS CITY COSTA MESA TIE NO. 149-A.
 - [11] FOUND SPIKE & WASHER TAGGED "RCE 28466" NO REFERENCE. ACCEPTED AS CORNER OF LOT 1, TRACT NO. 11326, M.M. 505/45-46, HELD FOR LINE.
 - [12] FOUND 2" IRON PIPE WITH TAG STAMPED "RCE 28466" NO REFERENCE. ACCEPTED AS CORNER OF LOT 1, TRACT NO. 11326, M.M. 505/45-46, HELD FOR LINE.
 - [13] SET 2" IRON PIPE WITH TAG STAMPED "P.L.S. 7914".
 - [14] SET LEAD AND TAG STAMPED "P.L.S. 7914".
 - [15] POINT FALLS ON MANHOLE. SET (4) C-NAILS AND TAG STAMPED "PLS 7914" ON 2.0" TANGENT OVER TIES.

